

Canby Planning Commission  
Special Meeting  
August 1, 1988

MEMBERS PRESENT: Chairman Kahut, Commissioners McKibbin, Nicholson, Lindsay, Schrader and Harmon (arrived at 9:30 p.m.)

OTHERS PRESENT: City Administrator Stephan Lashbrook, Public Works Director Rusty Klem, City Attorney John Kelley, Secretary Virginia Shirley, Dave and Susie Fisher, Dave Fisher Councilmen Scott Taylor and Mike Jordon.

The minutes of the July 11, 1988, meeting were corrected on page 2, paragraph 2, line 19: . . . he had investigated property sales . . . not invested. The minutes were approved as corrected.

The minutes of the July 25, 1988, meeting were corrected as follows: "Commissioner Seale moved to approve the application for an 830 square foot storage building to be located at Eccles School on the condition they give the City a waiver of remonstrance for sidewalks along N. Cedar Street. . . ." On page 2, paragraph 3, line 10 the motion was made by Commissioner Schrader, not Commissioner Seale. On page 3, paragraph 1, line 15, . . . at the curb. The Commission and the City Administrator discussed having signs located to close to the curb. Lyn Thomas . . . The minutes were approved as corrected.

CONTINUED proposed Sign Ordinance Public Hearing. Chairman Fred Kahut informed the Commission that Commissioner Lindsay had written a letter and would read it and submit it for the record. Commissioner Lindsay the letter into the record.

Mr. Klem standing in for Mr. Lashbrook, informed the Commission and audience that we would pick up the proposed Sign Ordinance on page 4, Development Standards. After some discussion the staff agreed to look into the requirement for fifteen (15) feet at a driveway or alley located in an M-1 district. The discussion turned to Uses Permitted Outright and the only change which had been made was for Billboards to have a maximum of thirty-six (36) square foot of signage. This started a long debate with some wanting to ban billboards, others suggesting they be conditional use, others wanting a review board to critique each application for size, attractive design, color and compatibility. Commissioner Schrader asked the Commission to discuss points made in Commissioner Lindsay's letter. Mr. Klem stated that we should have them, but in a scaled down version. Commissioner Lindsay asked if billboards would be redefined and allow owners to advertise differently than you allow somebody who was leasing space to advertise. Dave Fisher asked about the small businessman who can't afford a billboard, only a number of small signs. Councilman Taylor asked if the Commission had considered allowing billboards in a one or two block area. City Administrator Lashbrook asked the Commission to move ahead with the review of the proposed ordinance and they could make changes later with a final public hearing after the Planning Commission had made revisions. Councilman Jordon asked the Commissioners to consider a time limit to

remove nonconforming signs. Commissioner Lindsay stated that the original committee had considered this but all they could come up with was that if they needed replacement, then may be the time. Mr. Klem moved on with the proposed ordinance to page six. Mr. Klem read the purpose and B and C. After the reading of "C" Dave Fisher stated that with these rules City, County, and State could put up any sign they wanted. Why should they be allowed to place signs where ever they wish? Commissioner McKibbin asked for a definition of a temporary sign. City Attorney John Kelley explained that a temporary sign is one that advertises a specific event. Laurie Jervase questioned whether small signs in the window counted as signs for square footage purposes. Mr. Lashbrook stated that all signs were either permanent or temporary. Mr. Lashbrook went on to explain that a sign painted on the window is considered a permanent sign while one made of butcher paper would be regarded as a temporary sign.

Commissioner Schrader expressed the opinion that Municipal Code 16.42.020 (F) should have a sub-heading of its own for nonconforming structures. The City Attorney stated that the City doesn't have jurisdiction to allow a sign to be in the state right-of-way. Commissioner Lindsay asked if something damaged a sign, could it be a percentage of loss before it was required to be replaced by a conforming sign. The Commission spoke of somewhere between 50 and 80 percent. Susie Fisher stated that all signs whether legal or illegal are to stay where they are presently located. She asked, "Why weren't they allowed to put theirs up before, so that it could also stay?" Commissioner Nicholson stated there were two classes of nonconforming signs - those that were illegally installed and signs that were legal at the time they were installed. Councilman Jordon agreed with Mr. Nicholson. Laurie Jervase stated that you need signs to get business. Ms. Jervase went on to explain that she had purchased a business that was previously located in the shopping center and had moved to the downtown area. She further stated that she still has people coming in who say they thought the place had gone out of business.

Dave Fisher informed the Commission that the reason almost no one had shown for the meeting this evening was because the other business people had relaxed figuring their signs would all be grandfathered. Discussion followed and it was the consensus of the Commission that "grandfathering" was still an issue and that an effort should be made to let people know that there have been no final decisions on the ordinance.

Due to the lateness of the hour, the Commission determined that another special meeting should be held to enable the public to finish the first draft of the new sign ordinance. The special meeting will be held on August 15, 1988, at 7:30 p.m.

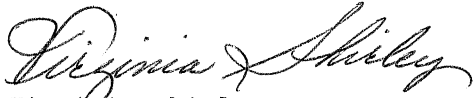
Commissioner Lindsay brought up the subject of the City forming a Local Improvement District or find another source of funding for curbs and sidewalks on both sides of S. Ivy Street from Highway 99-E to S. 13th Avenue. Councilman Jordon informed the Commission that negotiations were on-going with Clackamas County for upgrading of County Roads in the City. The City's budget committee won't fund a \$200,000 project. Mr.

9-1-88

Lashbrook stated that the staff could do some preliminary work and bring it back to the Commission. By consensus the Commission was in agreement, due to the location of the schools and the heavy amount of traffic that uses S. Ivy Street. City Administrator Lashbrook stated that the staff would bring all the information they could find.

The meeting adjourned at 10:25 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Virginia Shirley".

Virginia Shirley, Secretary  
Canby Planning Commission

8-1-88